

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond**  
**Planning Board Public Hearing**  
**June 5, 2018                      7:30 PM                      Veterans Hall**

**Members Present:**

Richard Drew (Chairman)  
Lloyd Condon, (Vice Chairman)  
Seth Reece (Secretary)  
Stacie Maillet  
Butch Morin (Alt.)

**Members Absent:**

Jason Macdonald  
Norma Thibodeau  
Chris Daugherty, Selectman Rep.

Public in Attendance: Artie Lang and Keith Marinoff representatives from Camp Takodah.

Meeting called to order @ 7:30 PM

Vice Chairman Condon as acting Chairman.

Butch Morin seated for Norma Thibodeau.

**1. Public:**

No one from the public.

**2. Mail:**

Southwest Region Planning Commission Newsletter May 2018.

**3. Camp Takodah Engineer letter & building permit:**

The Planning Board had concerns about water run off in reference to an area that was enlarged and paved by Camp Takodah to be used as a basketball court that was not on the original site plan of 2015. The area that was paved expanded far enough to encroach on property originally designated in their site plan of 2015 to have arborvitaes planted to create a buffer for neighbors. The arborvitaes have not been planted yet. A resident complained about the noise and lack of buffer from neighbors which prompted the Zoning Compliance Officer to visit Camp Takodah and ignited Planning Boards actions.

Camp Takodah contracted Rob Hitchcock from SVE Associates located in Keene NH to look at the topography of the area and determine if drainage was needed. SVE confirmed that the paving of the Basketball Court would result in an increase in the volume of storm water coming from the court. Rob Hitchcock didn't foresee any problems and he felt the ponded areas would raise the water level a minimal amount around and inch or so and most of the run off will be absorbed by the woods and wetlands.

Due to the changes and lack of follow thru from the original site plan of 2015 it was determined by the Planning Board that a Public Hearing will be held to inform the abutters of the changes and assure that the buffer will be planted and maintained. The Planning Board required a new site plan showing the size of the basketball court and the new location for the arborvitaes to be planted as a buffer. The Planning Board discussed attaching an

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“As-Built” clause to this plan to assure that items are done in a timely manner.

Chairman Drew seated @ 7:45 PM with Vice Chairman Condon continuing as acting Chairman.

The tentative date for the Public Hearing was set for July 3, 2018 @ 7:00 PM located at the Veterans Hall. This date will be confirmed at the next Planning Board meeting of June 19, 2018.

The temporary request by the Planning Board at their May 15, 2018 meeting denying the use of the basketball court was withdrawn as the Planning Board was satisfied with Rob Hitchcock’s findings. A letter will be sent to Camp Takodah in reference to the Planning Board withdrawing their decision.

It was discussed in the future to have an “As-Built” plan submitted by Camp Takodah and all other Site Plan Reviews to assure that items are done in order to protect neighboring properties. The discussion of who would oversee the “As-Built” plans and how they could be properly implemented for protection will be researched.

**4. Minutes of May 15, 2018**

**Page 2, third line down**, change the word filled to fulfilled the conditions of approval. Next line down put quotations around as built. It should read “as-built” plans.

**Page 3, Under 8. Other.** Second line down change the word their to there. Sixth line down add: regulations changes has allowed this to happen.

Motion made by Chairman Drew to accept the minutes as amended. Seconded by Seth Reece. Four yes. One abstention. Motion carries.

**5. Heavy Construction:**

The changes suggested by Southwest Region Planning Commission in reference to the Richmond Blasting and Heavy Construction Activities Regulations were addressed. The overall consensus of the board agreed to accept the suggested changes by SWRPC except for Page 15 number 2 and Page 16 number 1. All other suggestions from SWRPC will be added and they will be reviewed at the next Planning Board meeting.

**6. Alternate Board Members:**

Alternate Board Members was tabled due to time this will be addressed at the Planning Board meeting of June 19, 2018.

**7. Site Plan Review as built ?:**

The addition of “as-built” plans and who will monitor the progress of a site plan will be addressed at the next Planning Board meeting of June 19, 2018. This needs to be added to the Site Plan Regulations.

**8. Other:**

No other.

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**Pending:**

**Map 202 Lot 31 and 32:**

The easement for the cemetery will be reviewed at the June 19, 2018 meeting.

With no further matters pending:

Motion made by Seth Reece to adjourn. Seconded by Staci Maillet. All in favor. None opposed. Motion carries.

Meeting adjourned @ 9:15 PM

Respectfully Submitted,

Kandace Mattson